



NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

February 20, 2019

ENVIRONMENTAL CASE NO.:	ENV-2018-2771-EIR
PROJECT NAME:	3 rd and Fairfax Mixed-Use Project
PROJECT APPLICANT:	Third Fairfax, LLC
PROJECT ADDRESS:	300-370 South Fairfax Avenue, 6300-6370 West 3 rd Street, and 347 South Ogden Drive, Los Angeles, CA 90036
COMMUNITY PLAN AREA:	Wilshire
COUNCIL DISTRICT:	4 – Ryu
PUBLIC COMMENT PERIOD:	February 20, 2019 – March 22, 2019
SCOPING MEETING:	March 6, 2019, 5:30 P.M. - 7:30 P.M. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed 3rd and Fairfax Mixed-Use Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

A Public Scoping Meeting will be held to receive input as to what environmental topics the EIR should study. No decisions about the Project are made at the Public Scoping Meeting. Additional project details, meeting information, and instructions for public comment submittal are listed below.

PROJECT LOCATION AND EXISTING ON-SITE USES: The Project Site is located at 300-370 South Fairfax Avenue, 6300-6370 West 3rd Street, and 347 South Ogden Drive, in the City of Los Angeles, California ("Project Site"), within the Wilshire Community Plan area of the City. The Project Site is comprised of one legal lot defined by the legal description of Tract TR 215, Lot PT 12, and comprised of seven parcels identified by Assessor's Parcel Numbers (APNs) 5509-018-003, -004, -005, -009, -010, -012, -013. The Project Site is generally bounded by West 3rd Street to the north, South Ogden Drive to the east, an elementary school to the south, and South Fairfax Avenue to the west.

The Project Site contains approximately 327,121 square feet of lot area and is currently improved with an approximately 214,736 square-foot retail center known as the Town and Country Shopping Center, which is comprised of five commercial buildings and a surface parking lot.

The Project Site is not included on a list of hazardous materials sites compiled pursuant to California section 65962.5.

(See attached Project Location Map)

PROJECT DESCRIPTION: The Proposed Project includes the partial demolition of an existing surface parking lot and commercial buildings, for up to 151,048 square feet of existing commercial floor area to be demolished (with 63,688 square feet of existing commercial floor area to remain); and the construction of a new mixed-use building containing 331 multi-family residential apartment dwelling units, for approximately 343,000 square feet of new residential floor area, and up to approximately 83,994 square feet of new commercial floor area, all located on the eastern portion of the Project Site. Existing buildings on the western portion of the Project Site are to remain and are not considered part of the Proposed Project work scope, except for calculating overall development rights for the entire Project Site. In conjunction with the existing commercial buildings to remain, the Proposed Project will include approximately 147,682 square feet of commercial retail space and 343,000 square feet of residential space, for a total of 490,682 square feet of development and a Floor Area Ratio (FAR) of 1.5 to 1.

The newly constructed portion of the Proposed Project will consist of a mid-rise, eight-story structure and two levels of subterranean parking, for a maximum height of approximately 100 feet. The residential component will consist of 70 studio units, 162 one-bedroom units, 66 two-bedroom units, and 33 three-bedroom units. The Proposed Project would provide a maximum of 1,156 automobile parking spaces, comprised of 982 spaces within the mixed-use building, and 174 spaces within the existing surface parking lot to remain. In addition, a total of 257 bicycle parking spaces, comprised of 57 short- and 200 long-term bicycle parking spaces, will be provided pursuant to the LAMC. Vehicular access to the Project Site will be provided via four driveways, which include two new driveways (one residential and one commercial) with access to the parking areas for the new mixed-use building along South Ogden Drive, and two existing driveways along South Fairfax Avenue and West 3rd Street with access to the surface parking lot.

The Proposed Project will include up to 37,225 square feet of open space, including 5,640 square feet of indoor amenity space and approximately 31,585 square feet of common outdoor open space. Open space will be provided through residential amenity decks located on the fourth floor, the fifth floor, and on the roof level. Landscaping will be provided at these amenity decks, and also around the surface parking lot and edges of the Project Site.

Existing Uses

Existing Uses	Size
Commercial Land Uses	
Drug Store/Pharmacy	14,496 sf
SW Corner Store	1,746 sf
Grocery Store	28,655 sf
Storage Shed	900 sf
Patio Shops West	11,449 sf
Corner Pad Buildings (Bank)	6,442 sf
Patio Shops East ^a	19,175 sf
K-Mart	131,873 sf
Total Commercial	214,736 sf
^a <i>Patio Shops East includes 13,090 square feet of retail and 6,085 square feet of restaurant space.</i>	

Proposed Uses

Proposed Uses	Maximum Size
Commercial Land Uses	
Commercial/Retail (to be demolished)	(151,048 sf)
Commercial/Retail (to remain)	63,688 sf
New Commercial/Retail	83,994 sf
Total Commercial	147,682 sf
Residential Land Uses	
Studio	70 units
1-bedroom	162 units
2-bedroom	66 units
3-bedroom	33 units
Total Residential	331 units 343,000 sf*
TOTAL FLOOR AREA (Floor Area Ratio)	490,682 sf (1.5:1)
<i>* Includes amenity and residential lobby/leasing area.</i>	

REQUESTED ACTIONS: The Applicant requests the following entitlements from the City of Los Angeles:

1. Site Plan Review for a Project that will result in an increase of more than 50 dwelling units.
2. Preliminary Parcel Map for the division of land in order to create two airspace lots, approval of a Waiver of Dedication and Improvements to waive all dedication requirements along South Fairfax Avenue, West 3rd Street and South Ogden Drive, and approval of a haul route for the export of approximately 86,500 cubic yards of soil.
3. Other approvals (as needed), ministerial or otherwise, may be necessary, as the City finds appropriate in order to execute and implement the Proposed Project, including permits to remove on-site and off-site trees, demolition permits, haul route approval, grading and associated building permits. Other responsible governmental agencies may also serve as a responsible agency for certain discretionary approvals associated with the construction process, which include, but are not limited to the South Coast Air Quality Management District (construction-related air quality emissions), California Department of Conservation, Division of Oil, Gas and Geothermal Resources, and the Regional Water Quality Control Board, Los Angeles Region (construction-related water quality).

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT: Based on an Initial Study, the proposed project could have potentially significant environmental impacts in the following topic areas, which will to be addressed in the EIR: Air Quality, Cultural Resources (Archaeological Resources), Energy Conservation, Geology and Soils, Greenhouse Gas Emissions, Noise, Population and Housing, Public Services (Fire, Police, Schools, Parks, and Libraries), Recreation, Transportation, Tribal Cultural Resources, and Utilities/Service Systems (Water, Wastewater, Energy Use, and Solid Waste).

PUBLIC SCOPING MEETING: A Public Scoping Meeting will be held in **an open house format** to share information regarding the Project and the environmental review process and to receive written public comments regarding the scope and content of the environmental analysis to be addressed in the EIR. City staff, environmental consultants, and project representatives will be available, but no formal presentation is scheduled. You may stop by at any time during the hours listed below to view materials, ask questions, and provide written comments. The City encourages all interested individuals and organizations to attend this meeting. Written comments may be submitted, but there will be no verbal comments or public testimony taken at the Public Scoping Meeting. No decisions about the Project will be made at the Public Scoping Meeting. A separate public

hearing for Municipal Code entitlement requests, will be scheduled after the completion of the EIR. The date, time, and location of the Public Scoping Meeting are as follows:

Date: Wednesday, March 6, 2019
Time: 5:30 P.M.–7:30 P.M.
Location: Pan Pacific Senior Activity Center
141 South Gardener Street
Los Angeles, CA 90036

Free Parking is Available On-Site

FILE REVIEW AND COMMENTS: The enclosed materials reflect the scope of the Project. The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 221 North Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. To review the file, please contact the Staff Planner listed below to schedule an appointment. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at <http://planning.lacity.org> by clicking on the “Environmental Review” tab, then “Notice of Preparation & Public Scoping Meetings”, and then clicking on the document links below the Project title.

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case No. above, and submit them in writing by **Friday, March 22, 2019, no later than 4:00 p.m.** Written comments will also be accepted at the Public Scoping Meeting described above. Please direct your comments to:

Mail: Mindy Nguyen
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012

E-mail: mindy.nguyen@lacity.org

ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The Public Scoping Meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

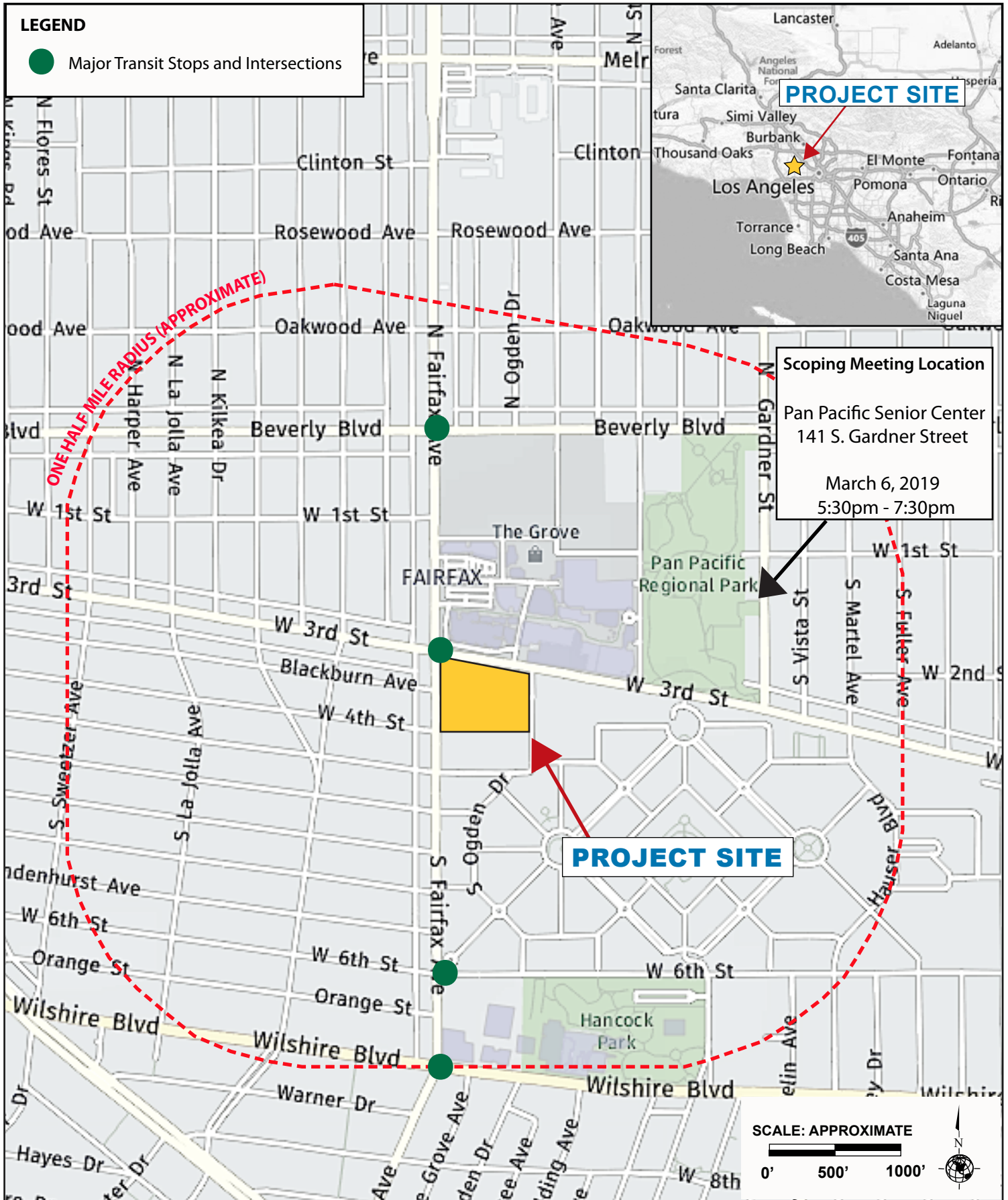
VINCENT P. BERTONI, AICP
Director of Planning

Mindy Nguyen
Major Projects Section
Department of City Planning
(213) 847-3674

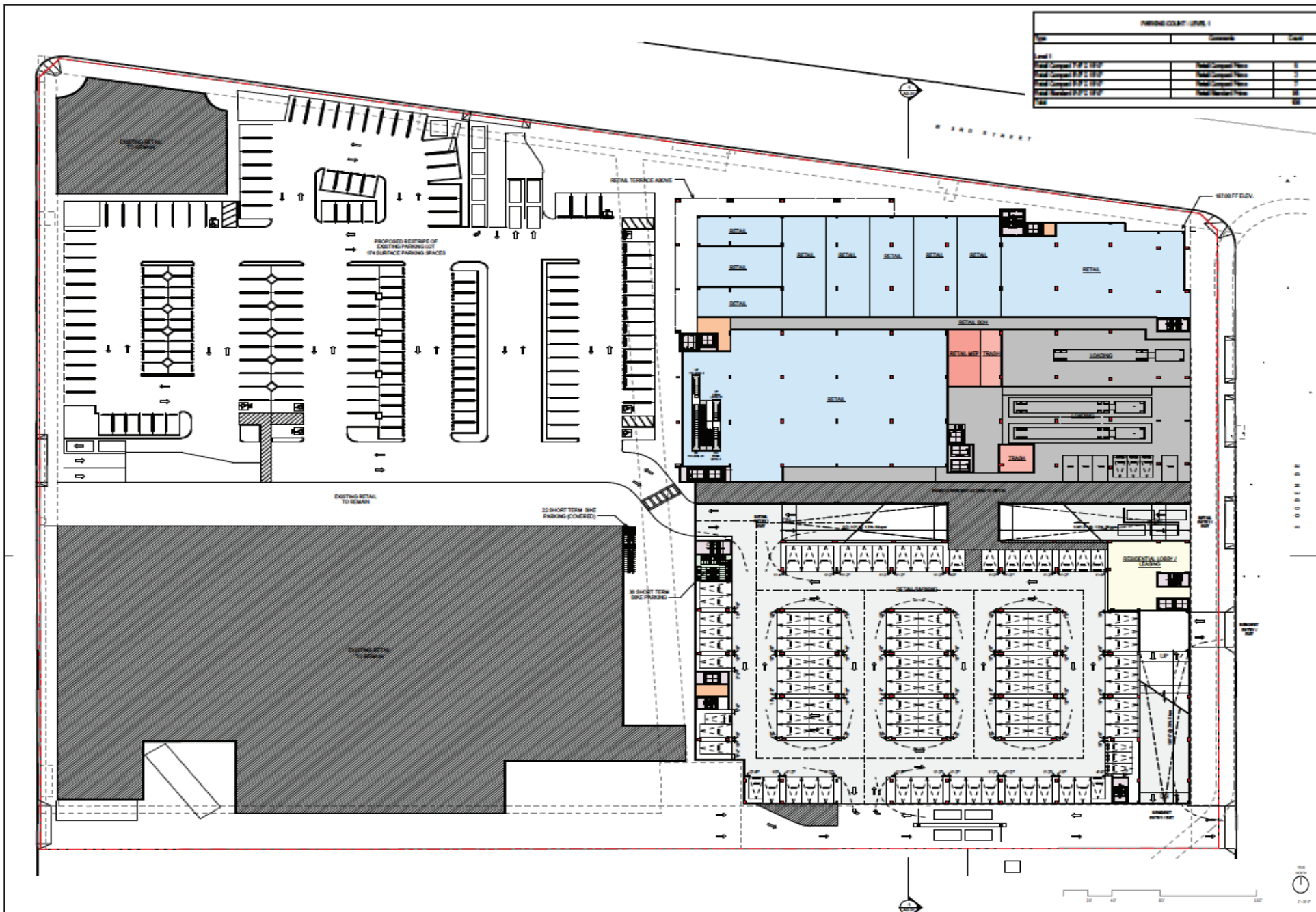
Attachments:

Figure 1: Project Location Map
Figure 2: Proposed Site Plan

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300.



Source: Yahoo Maps, 2018.



Source: MVE + Partners, January 16, 2019.

Figure 2
Level 1 Floor Plan